



Vote YES  
to improve  
St. Pete Beach's Future

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# St. Pete Beach Voter Guide

Special Election June 3rd



**On June 3<sup>rd</sup>** you will have the opportunity to cast your vote for the future of St. Pete Beach. Our comprehensive plan has not had any significant changes over the last twenty years. After months of meetings and discussions, a New Plan was developed by neighborhood leaders and local businesses that presents good planning solutions that benefit all residents. Voters must eventually approve some plan for St. Pete Beach. This New Plan will improve St. Pete Beach, improve our community and keep our taxes low. This guide shows why you should vote YES on Referendums 1 through 6.

Referendums 1 and 2 are required to make sure St. Pete Beach is in compliance with state law.

## REFERENDUM NO. 1

### CITY OF ST. PETE BEACH COMPREHENSIVE PLAN AMENDMENT PUBLIC SCHOOL FACILITIES

State law requires local governments to provide comprehensive plan provisions that provide for coordination of public school facilities among the school district and local governments. The City Commission has adopted Ordinance 2007-32, providing for amendment of the Comprehensive Plan pertaining to Public School Facilities. Should this amendment be approved?

Yes       No

## REFERENDUM NO. 2

### CITY OF ST. PETE BEACH COMPREHENSIVE PLAN AMENDMENT WATER SUPPLY PLANNING

State law requires local governments to provide comprehensive plan provisions that provide for water supply planning. The City Commission has adopted ordinance 2007-34, providing for amendment of the Comprehensive Plan pertaining to Water Supply Planning. Should this amendment be approved?

Referendums 1&2 are required to meet state compliance laws.

Yes       No

**Say Yes to  
St. Pete Beach's Future**

**VOTE YES**  
on REFERENDUMS 1&2 (City Referendums)

**VOTE YES**  
on REFERENDUMS 3,4,5,6 (The New Plan)

OPEN FOR A  
COMPLETE  
TEXT OF  
REFERENDUMS  
3,4,5,6



**Comprehensive Plan Update:**

The current Comprehensive Land Use Plan for St. Pete Beach has not had any significant changes in nearly 20 years. The New Plan represents updates that are needed to keep our city moving forward.

**Paying for Community Improvements:**

Developers will be required to pay impact fees that can be used to pay for community improvements for all residents.

**Building Height Restrictions:**

Building height is restricted to no more than 12 stories or 146 feet in the large resort district area that is within 9/10th of a mile on the beach side of Gulf Blvd. Only 9 parcels eligible/affected.

**Stop Tall Condos (height):**

Any building containing residential units cannot exceed the current height limit of 50 feet which is allowed on both sides of Gulf Blvd, Corey, 75th & BPR. The New Plan stops the "condo canyon" no one wants.

**Public Beach Access:**

The New Plan requires resort properties to provide residents with attractive public beach access for local residents and tourists.



**REFERENDUM NO. 3**

**ORDINANCE APPROVING AND TRANSMITTING A COMPREHENSIVE PLAN AMENDMENT WITH FINAL ACTION BY THE CITY COMMISSION**

Ordinance 2008-10 transmits to the state a **Comprehensive Plan Amendment designating a Community Redevelopment District** providing goals, objectives, policies, permitted uses, densities, intensities, and height standards that encourage commercial and temporary lodging uses; **provides green standards** for redevelopment promoting energy efficiency and conservation, public beach access, evacuation requirements, and **enables impact fees.** After state review, the City Commission may adopt, reject, or change the Amendment to comply with state law. Should Ordinance 2008-10 be adopted?

Yes       No

**REFERENDUM NO. 4**

**ORDINANCE APPROVING AND ADOPTING LAND DEVELOPMENT CODE AMENDMENTS THAT ESTABLISH LARGE RESORT LAND DEVELOPMENT REGULATIONS**

Ordinance 2008-11 immediately adopts Land Development Code amendments establishing Large Resort district regulations that provide permitted uses, density, intensity, and **height standards for redevelopment** of temporary lodging, commercial and residential uses. Ordinance 2008-11 **preserves the maximum height of fifty feet for residential uses,** prohibits variances for increased height of structures without voter approval, and **provides green standards** for redevelopment promoting energy efficiency and conservation, increased setbacks and **public beach access.** Should Ordinance 2008-11 be adopted?

Yes       No

**REFERENDUM NO. 5**

**ORDINANCE APPROVING AND ADOPTING LAND DEVELOPMENT CODE AMENDMENTS THAT ESTABLISH REDEVELOPMENT AREA GENERAL STANDARDS**

Ordinance 2008-12 immediately adopts Land Development Code amendments establishing Redevelopment Area General Standards regulating development in the Community Redevelopment District **providing green standards for redevelopment promoting energy efficiency and conservation,** design standards for architectural and site design, building scale and massing, height measurements, **landscape, streetscape, and lighting; including compatibility criteria and community involvement;** and prohibiting variances for increased height of structures within the Community Redevelopment District without additional voter approval. Should Ordinance 2008-12 be adopted?

Yes       No

**REFERENDUM NO. 6**

**ORDINANCE APPROVING AND ADOPTING LAND DEVELOPMENT CODE AMENDMENTS THAT ESTABLISH TOWN CENTER CORE DEVELOPMENT REGULATIONS**

Ordinance 2008-13 immediately adopts Land Development Code amendments establishing Town Center Core (TC-1) district regulations providing permitted uses, density, intensity, and height standards for redevelopment, **mixed downtown neighborhood commercial and residential uses,** and limited temporary lodging uses, prohibiting exclusively residential uses; providing green standards for redevelopment that promote energy efficiency and conservation; and **prohibiting variances for increased height of structures without additional voter approval.** Should Ordinance 2008-13 be adopted?

Yes       No

**Green Standards:**

Under the New Plan, St. Pete Beach will become one of the first coastal green communities that mandate the use of green building and site design standards that will protect our resources and the environment.

**Community Improvements:**

The New Plan includes opportunities for widening sidewalks, landscaping, decorative lighting, bike lanes and other public amenities.

**New Vibrant Downtown:**

The New Plan will create a mixed use downtown that will attract new businesses and restaurants to benefit the entire community.

**No Downtown Condos:**

The New Plan reduces residential and hotel density and prevents tall buildings by reducing 57 foot height allowed today to 3-stories in Downtown area (Corey, 75th and BPR)

**Voter Approval:**

Voting Yes for the New Plan is the first step. There are numerous state and county technical land-use reviews before anything is allowed to be built. Also, height and density limits cannot be changed without voter approval.



**On June 3rd,**

**VOTE YES** on REFERENDUMS 1&2 (City Referendums)

**VOTE YES** on REFERENDUMS 3,4,5,6 (The New Plan)

Polls open 7:00 am – 7:00 pm.